

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Fairbanks****Federal Tax ID: 92-6000140****Project Title:****Project Type:** Remodel, Reconstruction and Upgrades

## Fairbanks - Disaster Recovery/Warm Storage Additions

**State Funding Requested: \$2,400,000**  
One-Time Need**House District:** Fairbanks Areawide (7-11)**Brief Project Description:**

This project proposes to construct two building additions to the Department of Public Works Facility for additional warm storage space for public works and emergency response equipment.
---

**Funding Plan:**

Total Project Cost:	\$2,400,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	(\$2,400,000)
Project Deficit:	\$0

**Detailed Project Description and Justification:**

<p>The City is in need of additional warm storage space for public works and emergency response equipment. This project proposes to construct two building additions to the Department of Public Works Facility. The building additions would add 4,800 square feet (sq. ft.) to each the north and east sides of the facility for a total of 9,600 sq. ft. of new warm storage space.</p> <p>North Building Addition = (4,800 sq. ft.) x (\$250 per sq. ft.) = \$1.2 million  East Building Addition = (4,800 sq. ft.) x (\$250 per sq. ft.) = \$1.2 million</p> <p>Total Project Cost = \$2.4 million</p> <p>In 2007 the City received State funding for construction of a desperately needed warm storage building at the City Department of Public Works Facility. Up until that time, the City had no heated storage for over sixty (60) pieces of equipment that were stored outside throughout the winter months, significantly reducing public works efficiency from having to warm up and clear snow and ice from the vehicles and equipment at the start of shifts. The new warm storage building's space is being primarily used for public works vehicles and equipment such as snow removal and sanding equipment, street sweepers, vacuum trucks, garbage trucks, dump trucks, and other road maintenance equipment. However, approximately 30-percent of the building's space is also being used for emergency service functions including storage of Police and Fire Department response equipment and vehicles, Fairbanks North Star Borough HazMat equipment and ambulances, and emergency response supplies for the Greater Fairbanks Memorial Hospital.</p> <p>Despite the addition of this new building at the Department of Public Works Facility, there is still need for additional warm storage for public works and emergency response equipment. The City currently does not have heated storage space for over twenty (20) vehicles and several pieces of emergency response equipment including a water tanker truck, jet/vacuum</p>
---

truck, road grader, four (4) garbage trucks, two (2) boiler trucks for steaming/thawing frozen storm drains, two (2) asphalt patching trucks, an asphalt cold patch trailer, semi transport truck/trailer combo, five (5) police cars, public safety trailer, river rescue boat, mechanic service/welding truck, backhoe, dozer, and emergency light plant trailer. In addition, the City does not have a suitable mechanics bay for working on the Fire Department's large platform truck and ladder; thus, testing, maintenance, and repairs to this piece of equipment during winter months have to be performed outside.

To meet the City's additional warm storage needs for public works and emergency response equipment, this project proposes two building additions to the existing City Department of Public Works Facility. The first addition would add 4,800 sq. ft. of warm storage space to the north end of the building to store additional public works equipment and consolidated disaster recovery items including hospital, mass casualty, and HazMat supplies that are currently stored outside, with a second floor mezzanine which could eventually be used as work space for City government staff in the event that a disaster such as a fire or earthquake makes City Hall unavailable. The second addition would also add 4,800 sq. ft. to east side of the building to provide additional mechanics bays with ability to work on Fire Department's large platform truck and ladder, and warm storage at night at the end of public works shifts.

Attached are photographs showing the new warm storage building at capacity, and views of the north and east sides of the Public Works Facility where building additions are proposed.

If funds for this project are granted by the state, the City would be able to begin construction within a year of receipt of funding. The City would provide site surveying, engineering services, site preparation, and construction management. We also foresee using a design-build construction approach to fast-track construction.

#### Project Management

The Project Manager is Michael J. Schmetzer, P.E., He reports to the Mayor and as needed the Chief of Staff. Michael's experience comprises 24 years (including 19 years of private-sector consulting engineer) providing engineering design, master planning, regulatory compliance permitting, project and program management, and construction administration. Since 2006 Michael has served as the City Engineer & Director of Public Works for the City of Fairbanks, responsible for the management of the Engineering and Public Works Departments comprised of 45 employees, including design engineers, land surveyors, computer-aided drafting technicians, environmental compliance manager, property manager, equipment operators, laborers, carpenters, Teamsters, mechanics, and plumbers/pipefitters; responsible for managing annual operating budgets of \$8 million; directing the in-house engineering design and construction management of over \$50 million in programmed transportation improvement projects; management of approximately \$2 million annually in construction contracts for new facilities and upgrades to existing facilities; and directing operation and maintenance efforts for City streets comprising 340 lane miles of road and 280,000 square feet of public facilities.

#### Project Staff

The City of Fairbanks manages over 50 federal and state grants every year. The City has an experienced staff that is familiar with state and federal grant guidelines and has completed the required audits with no findings identified. The City of Fairbanks has established and maintained a financial management system to ensure:

- there are accurate, current, and complete disclosure of the financial results of the grant;
- there are effective controls over and accountability for all grant funds and property acquired with grant funds;
- there are accurate comparison of actual and budgeted amounts;
- that the accounting records, which are supported by source documentation, adequately identify the nature and use of, grant funds;

- there are separate financial records for the accounting of funds related to the grant;
- there are procedures to ensure timely reporting and receipt of grant funds; and
- that an audit is conducted every year in accordance with generally accepted auditing standards.

Grants Administration: Margarita Bell, CPA, CMA began her position as the grants administrator at the City in 2008. Prior to that time she worked in a non-profit organization and was responsible for managing and administering federal grants. Margarita works in the finance department and is responsible for timely financial grant reporting and enforcing grant conditions. She works closely with project managers and department administrators to accomplish the goals of each grant. She also maintains the capital assets list for the City of Fairbanks which includes all assets, whose value exceeds \$5,000, that were purchased using grant funds. She reports directly to the Chief Financial Officer, and as needed, the Mayor and Chief of Staff.

The City of Fairbanks Engineering Department has consistently and successfully completed engineering designs and bid documents, advertised and awarded construction contracts, managed all construction field activities, and accepted ownership of completed projects on behalf of the City for numerous grant-funded projects awarded through various agencies including the U.S. Department of Homeland Security, State of Alaska, and Federal Highway Administration. Since 2008 the Engineering Department has successfully managed and completed over \$10 million per year in grant-funded transportation improvement projects and has \$50,682,715 in projects programmed for years 2012 through 2016.

City Engineering Staff working on this project will include the following:

Robert Pristash, P.E., 26 years total experience, 24 with the City of Fairbanks.

Gerald Colp, P.E., 40 total years and 37 years with City of Fairbanks.

William Rogers, Engineer II; 31 years of experience and 2.5 with the City of Fairbanks.

Jackson Fox, Environmental Manager, 11 years total experience, 4 with the City of Fairbanks.

Richard Springer, RLS, 22 years of experience, 12 with the City of Fairbanks.

Helena Byard, Engineer I, 7 years total experience, 6 with the City of Fairbanks.

William "Les" Atherton, Surveying and Engineering Technician; 29 years survey experience.

Jeff Whipple, 30 years surveying and engineering experience.

### Project Timeline:

City Engineering Department would award a design-build contract by December 2012. The City's Public Works Department would commence with site work over-excavation of silt materials and backfill with classified fill. The design-build construction contractor would commence with building expansions on the north end as soon as weather permits, and on the south end in approximately June 2013 with substantial completion of the project by November 2013.

### Entity Responsible for the Ongoing Operation and Maintenance of this Project:

City of Fairbanks

### Grant Recipient Contact Information:

Name: Michael Schmetzer, P.E.  
 Title: Public Works Director/City Engineer  
 Address: 800 Cushman Street  
 Fairbanks, Alaska 99701  
 Phone Number: (907)459-6759  
 Email: mjschmetzer@ci.fairbanks.ak.us

## Total Project Snapshot Report

2012 Legislature

TPS Report 57358v2

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

**City of Fairbanks, Department of Public Works  
“Disaster Recovery / Warm Storage Additions” Project**



**Photograph 1.** Existing Warm Storage Building (at capacity)



**Photograph 2.** East Side of Public Works Facility (proposed for building addition)





**Photograph 3.** North Side of Public Works Facility (proposed for building addition)

---